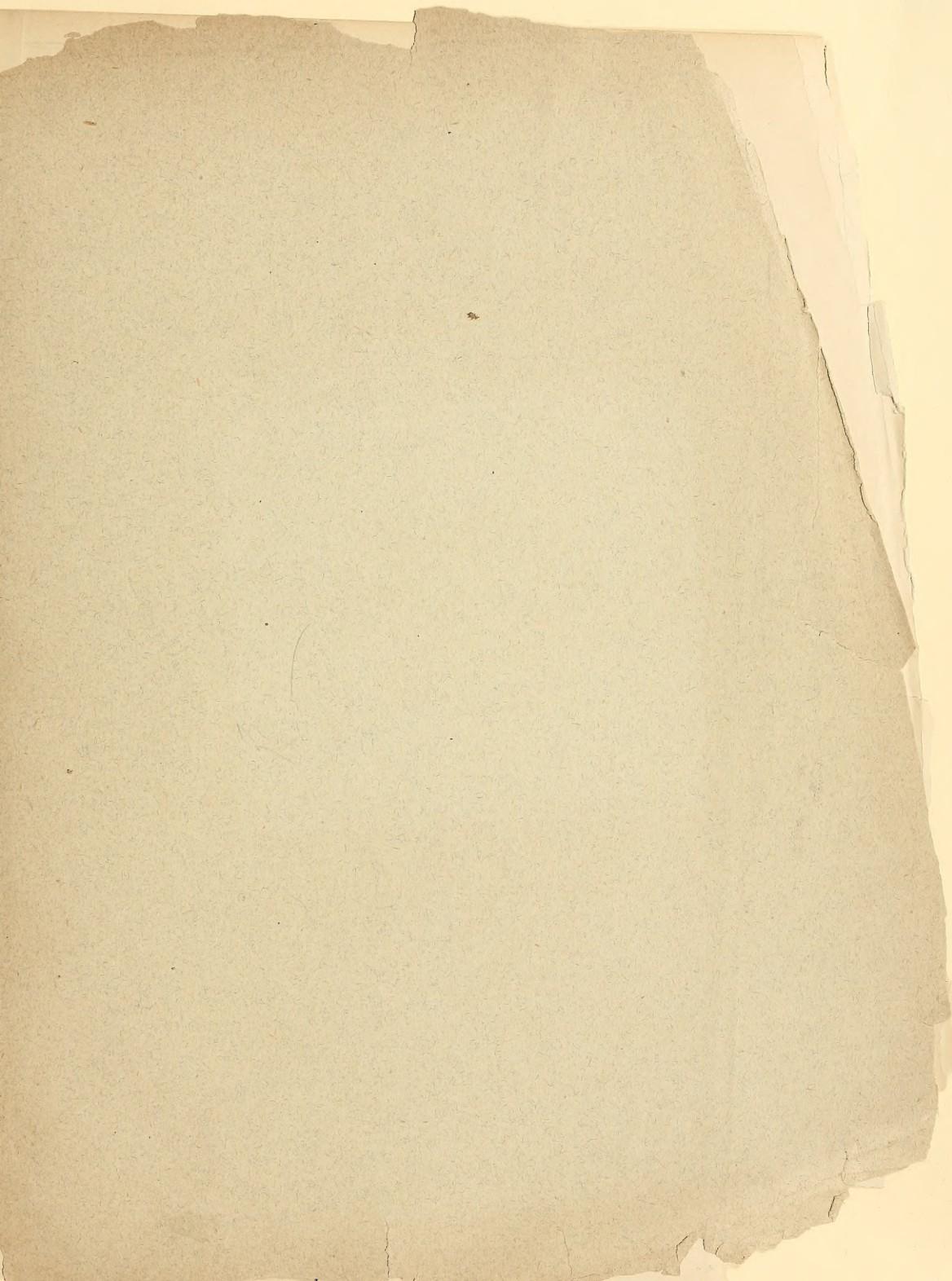
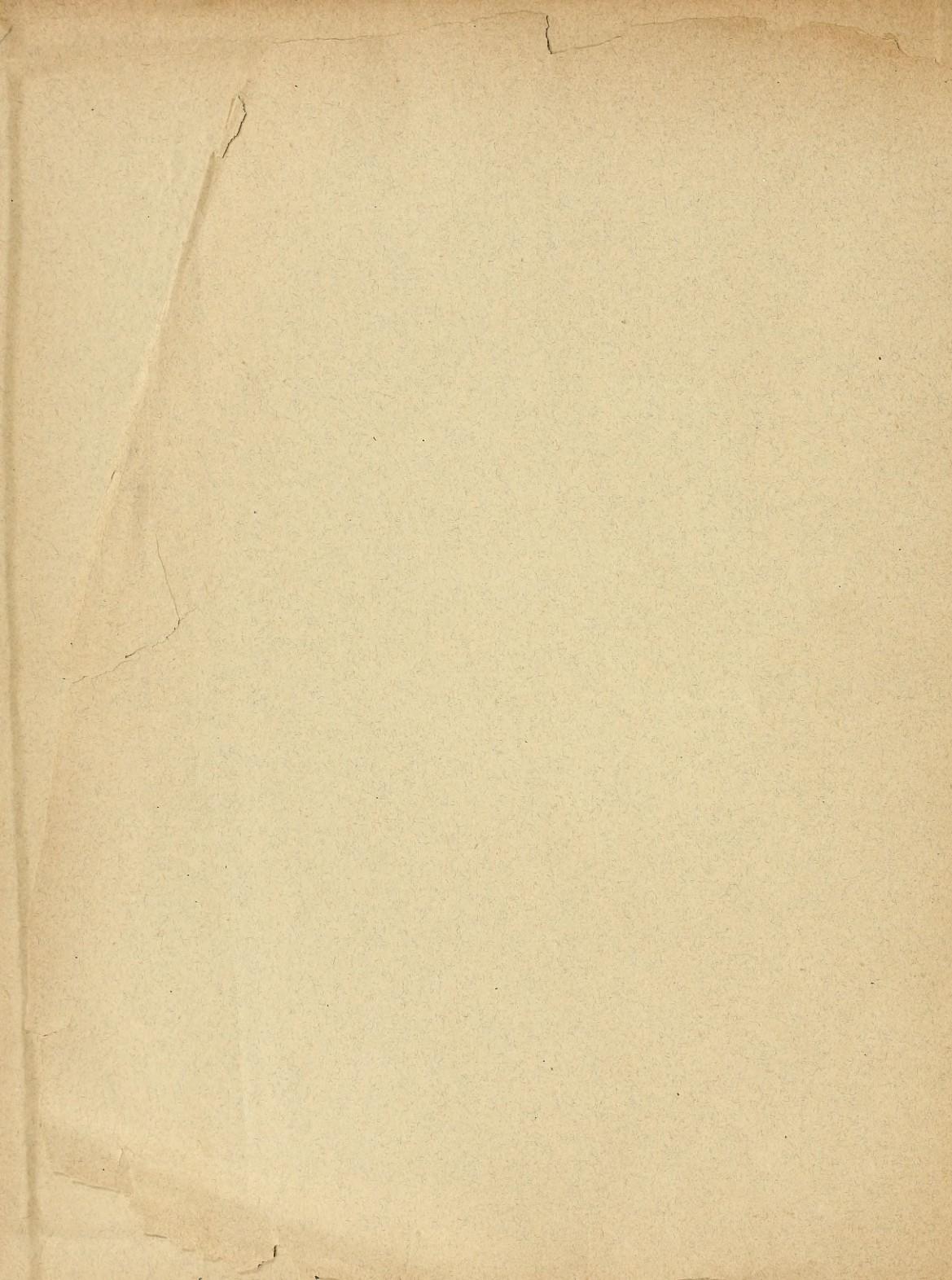


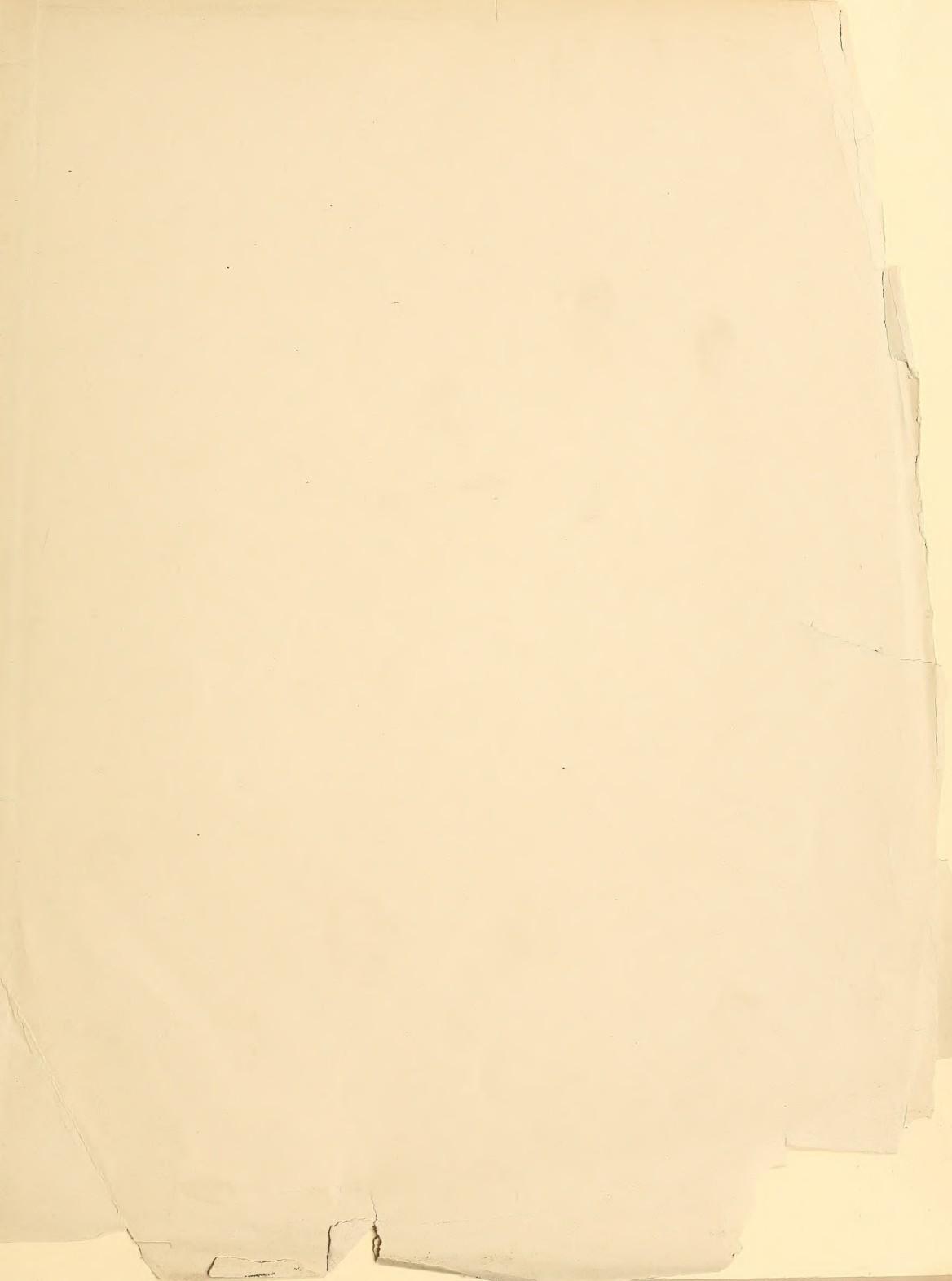


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EXTRA CENSUS BULLETIN.

No. 87.

WASHINGTON, D. C.

October 2, 1894.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

OWNERSHIP AND DEBT IN MISSISSIPPI.

DEPARTMENT OF THE INTERIOR,

CENSUS OFFICE,

WASHINGTON, D. C., September 19, 1894.

SIR:

The leading results of the investigation of farm and home proprietorship in Mississippi for 1890, conducted by Special Agents George K. Holmes and John S. Lord, are contained in this bulletin. In regard to farms, the conclusion is that 62.27 per cent of the farm families hire and 37.73 per cent own the farms cultivated by them; that 7.70 per cent of the farm owning families own subject to incumbrance and 92.30 per cent own free of incumbrance. Among 100 farm families, 62 hire their farms, 3 own with incumbrance, and 35 without incumbrance. On the owned farms there are liens amounting to \$2,899,191, which is 54.44 per cent of their value, and this debt bears interest at the average rate of 9.79 per cent, making the average annual interest charge \$61 to each family. Each owned and incumbered farm, on the average, is worth \$1,138, and is subject to a debt of \$619.

The corresponding facts for homes are that 77.73 per cent of the home families hire and 22.27 per cent own their homes; that of the home owning families 95.70 per cent own free of incumbrance and 4.30 per cent with incumbrance. In 100 home families, on the average, 78 hire their homes, 1 owns with incumbrance, and 21 own without incumbrance. The debt on owned homes aggregates \$583,528, or 48.95 per cent of their value, and bears interest at the average rate of 9.45 per cent, so that the annual amount of interest to each home averages \$72. An average debt of \$762 incumbers each home, which has the average value of \$1,556.

There are 3 cities in the state in the class of those having a population of 8,000 to 100,000, and in these cities 76.48 per cent of the home families hire and 23.52 per cent own their homes, and of the home owning families 8.46 per cent own with incumbrance and 91.54 per cent own free of incumbrance. In 100 home families, on the average, are found 76 that hire their homes, 2 that own with incumbrance, and 22 that own without incumbrance. The liens on the owned homes are 42.07 per cent of the value of those subject to lien. Several averages show that the rate of interest is 9.11 per cent; value of each owned and incumbered home, \$2,475; lien on the same, \$1,041, and yearly interest charge on each home, \$95.

Real estate purchase and improvements, when not associated with other objects, caused 13.22 per cent of the farm families to incur 13.78 per cent of the farm debt and 48.83 per cent of the home families to incur 45.06 per cent of the home debt.

Very respectfully,

CARROLL D. WRIGHT,
Commissioner of Labor in charge.

The SECRETARY OF THE INTERIOR.

C. O. P.—4m

F FARMS, HOMES, AND MORTGAGES.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS AND HOMES: 1890.

| CIVIL DIVISIONS. | Aggre-gate. | FAMILIES OWNING. | | | Families hiring. | PERCENTAGE OF FAMILIES OWNING AND HIRING. | | PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES. | | PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRING FAMILIES. | |
|--------------------------------|-------------|------------------|--------|--------------|------------------|---|---------|---|--------------|--|--------------|
| | | Total. | Free. | Incum-bered. | | Owning. | Hiring. | Free. | Incum-bered. | Free. | Incum-bered. |
| The State | 241,148 | 78,610 | 73,163 | 5,447 | 162,538 | 32.60 | 67.40 | 93.07 | 6.93 | 30.34 | 2.26 |
| For farms | 161,080 | 60,777 | 56,096 | 4,681 | 100,303 | 37.73 | 62.27 | 92.30 | 7.70 | 34.82 | 2.91 |
| For homes..... | 80,068 | 17,833 | 17,067 | 766 | 62,235 | 22.27 | 77.73 | 95.70 | 4.30 | 21.31 | 0.96 |
| Three cities (for homes)..... | 6,985 | 1,643 | 1,504 | 139 | 5,342 | 23.52 | 76.48 | 91.54 | 8.46 | 21.53 | 1.99 |
| Meridian..... | 2,063 | 590 | 524 | 66 | 1,473 | 28.60 | 71.40 | 88.81 | 11.19 | 25.40 | 3.20 |
| Natchez..... | 2,006 | 411 | 394 | 17 | 1,595 | 20.49 | 79.51 | 95.86 | 4.14 | 19.64 | 0.85 |
| Vicksburg..... | 2,916 | 642 | 586 | 56 | 2,274 | 22.02 | 77.98 | 91.28 | 8.72 | 20.10 | 1.92 |
| Rest of state (for homes)..... | 73,083 | 16,190 | 15,563 | 627 | 56,893 | 22.15 | 77.85 | 96.13 | 3.87 | 21.29 | 0.86 |

TABLE 2.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON: 1890.

| CIVIL DIVISIONS. | Number of families owning with incumbrance. | Value. | Incumbrance. | Percentage of incumbrance of value. |
|--------------------------------|---|-------------|--------------|-------------------------------------|
| The State..... | 5,447 | \$6,517,451 | \$3,482,719 | 53.44 |
| For farms..... | 4,681 | 5,325,243 | 2,899,191 | 54.44 |
| For homes | 766 | 1,192,208 | 583,528 | 49.95 |
| Three cities (for homes)..... | 139 | 344,050 | 141,747 | 42.07 |
| Meridian..... | 66 | 159,900 | 59,176 | 37.01 |
| Natchez..... | 17 | 78,500 | 33,188 | 42.21 |
| Vicksburg..... | 56 | 105,650 | 52,433 | 49.63 |
| Rest of state (for homes)..... | 627 | 848,158 | 438,781 | 51.73 |

OWNERSHIP AND DEBT IN MISSISSIPPI.

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TABLE 3.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED: 1890.

| CIVIL DIVISIONS. | Average value of each incumbered farm or home. | Average incumbrance on each farm or home. | Total annual interest charge. | Average annual interest charge on each farm or home. | Average annual rate of interest. |
|--------------------------------|--|---|-------------------------------|--|----------------------------------|
| The State..... | \$1,197 | \$639 | \$339,088 | \$62 | 9.74 |
| For farms..... | 1,188 | 619 | 283,971 | 61 | 9.79 |
| For homes | 1,556 | 762 | 55,117 | 72 | 9.45 |
| Three cities (for homes)..... | 2,475 | 1,041 | 13,193 | 95 | 9.11 |
| Meridian | 2,423 | 897 | 5,794 | 88 | 9.79 |
| Natchez..... | 4,618 | 1,949 | 2,851 | 168 | 8.60 |
| Vicksburg..... | 1,887 | 936 | 4,548 | 81 | 8.67 |
| Rest of state (for homes)..... | 1,353 | 700 | 41,924 | 67 | 9.55 |

TABLE 4.—PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND OF AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST: 1890.

| RATES OF INTEREST. | THE STATE. | | | | FOR HOMES IN CITIES OF 8,000 TO 100,000 PEOPLE. | |
|---------------------------------|-------------------------|-------------|-------------------------|-------------|---|-------------|
| | For farms. | | For homes. | | | |
| | For number of families. | For amount. | For number of families. | For amount. | For number of families. | For amount. |
| Under 6 per cent..... | 0.15 | 0.29 | 0.13 | 0.31 | | |
| 6 per cent | 0.51 | 1.59 | 8.88 | 8.16 | 15.11 | 11.70 |
| 7 per cent..... | 0.06 | 0.22 | 1.17 | 2.51 | | |
| 8 per cent..... | 1.69 | 5.52 | 3.92 | 6.97 | 9.35 | 19.07 |
| 6 to 8 per cent, inclusive..... | 2.26 | 7.33 | 14.10 | 17.72 | 24.46 | 30.77 |
| Over 6 per cent | 99.34 | 98.12 | 90.99 | 91.53 | 84.89 | 88.30 |
| Over 8 per cent..... | 97.59 | 92.38 | 85.77 | 81.97 | 75.54 | 69.23 |
| Over 10 per cent..... | 0.43 | 0.66 | 0.39 | 0.55 | | |
| Over 12 per cent..... | 0.04 | 0.02 | 0.13 | 0.36 | | |

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